

TRANSFER  
TAX  
PAID

WARRANTY DEED  
(Joint Tenancy)

47-7

Frederick G. Berard, Sr., a/k/a Frederick Berard,

of Waterville, Maine

for consideration paid,

grants to Jann A. Nielsen and Mary Patricia Nielsen

of 135 Glenwood Avenue, Collegeville, PA 19426

with WARRANTY COVENANTS, as JOINT TENANTS, the land in ~~Waterville~~, Kennebec  
County, State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO  
AND MADE A PART HEREOF

WITNESS my/our hand(s) and seal(s) this 22 day of April, 2008.

Sandy Luette Violette

Frederick G. Berard Sr.  
Frederick G. Berard, Sr., a/k/a Frederick  
Berard



THE STATE OF MAINE  
Kennebec County, ss.

April 22, 2008

Then personally appeared the above-named Frederick G. Berard, Sr., who signed and  
acknowledged the foregoing instrument to be his free act and deed.

Before me,

Courtney S. Blood  
Notary Public

Print Name:

Courtney S. Blood

2) Parker

**EXHIBIT A**

Y-19736

A certain lot or parcel of land, with any buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

On the southerly side of Frances Street, so-called, being lots designated No. 47 and the easterly half of lot No. 48 on a plan or map known as Elmwood Park made by J.H. Burleigh, C.E., recorded in the Kennebec Registry of Deeds in Plan Book 2, Page 50, which said parcel hereby conveyed is otherwise bounded and described as follows, to wit:

Commencing at a point on the southerly line of Frances Street distant one hundred forty-eight (148) feet easterly from the westerly side line of this property as per plan or map; running thence easterly along the southerly line of said Frances Street seventy-five (75) feet; thence southerly one hundred twenty-eight and five tenths (128.5) feet to the rear line of these lots as per plan or map; thence westerly along said rear line approximately seventy-four and ninety-four hundredths (74.94) feet; thence northerly approximately one hundred thirty-one (131) feet to the place of beginning.

Meaning and intending to convey the same premises conveyed to Frederick Berard by virtue of a deed from Napoleon Gosselin dated February 20, 1946 and recorded in the Kennebec County Registry of Deeds in Book 832, Page 67.

H:\Legal\Real Estate\CLIENTS\Y-19736 neilsen Exhibit A for WD.doc

Received Kennebec SS.  
05/06/2008 8:33AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS